

**Project details:**

The project will come up on an area of 25 Katha at Plot No. 385, Shanti Pally, E.M. Bye pass Ruby More, Ward No – 107, East Kolkata Township, Ps- Anandapur, Kolkata – 700107. It is a B+G+17 Storied Building. There is one basement-will be used for Parking, the Ground floor will be used for Parking & Mercantile, 1<sup>st</sup> Floor will be used for Mercantile, 2<sup>nd</sup> to 4<sup>th</sup> Floor will be used for Business and from 5<sup>th</sup> Floor to the 17<sup>th</sup> Floor will be used for Assembly. Total Build-up area is 102732.80 Sft and total Saleable Area is 118961.23 Sft. Besides that, there are 37 Parking Spaces which has to be sold.

The use of each Floor, Build-up area each Floor, Saleable area of Each Floor, Sale price of each Floor is given in the Table below:

Sl. No.	Types of Floors	Use of Floor	Build-up Area (Sft)	Saleable Area (Sft)	Sale Rate (Rs./Sft)	Total Sales (Rs. In Crs)
1	Basement	Parking	8658.02			
2	Ground Floor	Parking	2566.14			
		Mercantile	2566.14	3335.98	13000.00	4.34
3	1st Floor	Mercantile	4854.46	6310.79	13000.00	8.20
4	2nd Floor	Business	4854.46	6310.79	9500.00	6.00
5	3rd Floor	Business	4854.46	6310.79	9500.00	6.00
6	4th Floor	Business	4854.46	6310.79	9500.00	6.00
7	5th Floor	Assembly	5267.79	6848.13	8000.00	5.48
8	6th Floor	Assembly	5062.42	6581.14	8000.00	5.26
9	7th Floor	Assembly	5372.20	6983.87	8000.00	5.59
10	8th Floor	Assembly	5216.13	6780.96	8000.00	5.42
11	9th Floor	Assembly	5372.20	6983.87	8000.00	5.59
12	10th Floor	Assembly	5372.20	6983.87	8000.00	5.59
13	11th Floor	Assembly	5216.13	6780.96	8000.00	5.42
14	12th Floor	Assembly	5631.08	7320.40	8000.00	5.86
15	13th Floor	Assembly	5760.57	7488.74	8000.00	5.99
16	14th Floor	Assembly	5165.11	6714.64	8000.00	5.37
17	15th Floor	Assembly	5165.11	6714.64	8000.00	5.37
18	16th Floor	Assembly	5758.63	7486.22	8000.00	5.99
19	17th Floor	Assembly	5165.11	6714.64	8000.00	5.37
20	<b>TOTAL</b>		<b>102732.80</b>	<b>118961.23</b>		<b>102.83</b>

There are 37 Parking Spaces for sale and the sale amount of each Parking Space is Rs.10.00 Lacs. That way, the Total sale value of Parking Spaces are Rs.3.70 Crs.

Hence, the total sale amount is **Rs.106.53 Crs.**

This is a project on a revenue sharing basis. Builder's share is 70% and land owner's share is 30%. The way, the builder i.e. this firm will get the total revenue of 70% of Rs.106.53 Crs or say **Rs.74.57 Crs.**

**So, the sales turn over of the project may be considered at Rs.74.57 Crs.**